



Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-2027

MINUTES
ZONING BOARD
JULY 11, 2019

Board Chairman, Paul McColgan, called the meeting to order at 6:30pm.

Present: Chris Coleman, Chuck Filling, Bruce Kern, Paul McColgan, Wayne Miller, Ed Sperling and Muhammad Umar

Absent: Salvatore Bancheri, Bob Birch

APPROVAL OF MINUTES: June 13, 2019 (**Approved**)

APPROVAL OF DECISION AND RESOLUTION: 3-19 Home Scapes, LLC (**Approved**)

NEW APPEALS

4-19 Kevin Hodges
127 N. Vienna Ave.
B. 273.01, L. 5.02

This application has been postponed to the September 12, 2019 meeting. There will be no further noticing required.

NEW APPEALS

5-19 Peter Romanelli
344 S. Cologne Avenue
B. 345, L. 17

Sworn in:

Mr. Romanelli, applicant
Mrs. Romanelli, applicant
Mr. Darcy, PP

Mr. and Mrs. Romanelli are the contract purchaser for this property.

Mr. Darcy explained that the applicant is seeking approval to demolish and reconstruct a single family dwelling within 5 years of the demolition.

There was discussion about the Pinelands Commission's Comprehensive Management Plan and the Galloway Township ordinances.

Mr. Darcy stated the property is 3.0 acres where at least 3.2 acres is required and at present the existing dwelling within the front yard setback. The proposed new dwelling will be moved back to comply with the front yard setback and all other bulk requirements shall be met.

Mr. Dennis, Zoning Board Engineer, read from his report dated 7-5-2019.

The applicant and board professionals discussed the application in great detail.

Public questions

None.

Board questions

Mr. Sperling asked about the Township ordinances and Pinelands regulations.

Mr. Miller asked about the demolition and rebuild.

Mr. Filling discussed the interpretation of the Township ordinances and Pinelands regulations.

Mr. Coleman spoke about the different interpretations of the ordinances and effects.

A motion to approve this application for a unified demolition and construction project was made by Miller and seconded by Sperling.

All in favor: Coleman, Filling, Kern, McColgan, Miller Sperling, Umar

Opposed: None

A motion for interpretation of the Galloway code that no lot area or other variance relief is required to proceed with demolition and construction of a single-family dwelling was made by Coleman and seconded by Umar

All in favor: Coleman, Filling, Kern, McColgan, Miller, Sperling, Umar

Opposed: None

Meeting adjourned 7:30pm